



Uncommon, 25 Horsell Road, London, N5 1XL

Leafy, design-led workspace in Highbury with private offices, café lounge, courtyard, showers, bike storage & all-inclusive terms.

- Private courtyard
- Flexible memberships
- All inclusive pricing
- Showers, lockers & cycle storage
- Phone booths & focus zones
- Cafe lounge

Summary

Available Size	193 to 743 sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

Uncommon Highbury & Islington at 25 Horsell Road is a thoughtfully curated, biophilic flexible workspace housed in a former factory. Across coworking zones, private offices, day passes, and meeting rooms, it features abundant natural light, indoor-outdoor flow with a private courtyard, stocked kitchenettes, phone booths, showers, bike storage, and a café lounge. This B Corp certified site combines Scandinavian-Italian design elements, wellness spaces (meditation pods, pet-friendly zones), and an on-site team while offering all-inclusive pricing covering rent, rates, utilities, cleaning, reception, and app-driven services. Perfect for startups, creatives, and remote teams wanting style, community, and convenience near Highbury & Islington.

Location

Nestled in leafy Highbury & Islington (N5 1XL), Uncommon is a 7 min walk from Highbury & Islington station (Victoria, Overground, National Rail), 5 min to Holloway Road, and near Caledonian Road. It sits in a tranquil residential pocket yet close to vibrant cafés, bars, Highbury Fields park, and excellent transport links, including quick access to King's Cross (10 min) and Shoreditch (5 min by Overground).



Viewing & Further Information

Milan Thapa-Chhetri

mthapa-chhetri@shbre.co.uk

SHB

[Find out more @ shbre.co.uk](http://shbre.co.uk)